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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "64e346e3ae896715ef802c0f",
    "lastName": "Ranveer",
    "mobileNo": "",
    "workMobileNo": "9930009301",
    "email": "Vinod@centralbank.co.in"
  },
  "fees": {
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    "expectedFees": 2750,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "name": "BHAYANDER (EAST)",
  "branchCode": "",
  "mobileNo": "022-28176677",
  "alternateMobileNo": "",
  "email": "bmthan3244@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "14 & 15, Ground Floor, Ostwal Darshan, Rahul Park, Next to Jesal Park,
Bhayander ( East), Thane - 401 105."
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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    "designation": "",
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    "lastName": "Jadhav",
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          "label": "Registered Valuer"
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      "role": "VALUER",
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"email": "manoj@vastukala.org",
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    {
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    "value": "Khari",
    "label": true
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    "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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"label": "Vitrified tiles flooring"
},
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  "label": "Teak wood door frame with flush shutters"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Building No. 2",
    "east": "Divine Sheraton Plaza"
  }
}
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  "east": "Information not available"
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    "south": "",
    "east": ""
  },
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    "west": "",
    "south": "",
    "east": ""
  },
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  "buses": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "+ Niche Area",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
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  "documentsBuildingBoundaries": []
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measurement Carpet area is 563.52 The loading between Carpet to Built up is 39%
Hence we have considered least area i.e. measured carpet for valuation purpose..",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15575",
  "depreciatedBuildingRate": "1675"
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  "rate": "81400",
  "landRate": "26500",
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  "squareMeterGuideLineRate": "85470.00",
  "squareFeetGuideLineRate": "7940.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "78",
  "rate": "6735.00",
  "squareFeetGuideLineRate": "6735.00",
  "squareMeterGuideLineRate": "72497.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "N.A",
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"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
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"tenantName": "",
"maintenanceOfFlat": "Vacant flat under renovation"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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    "month": "1",
    "year": "2002",
    "fullDate": "1/1/2002"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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  "value": "Good",
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"maintenanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
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"routeMapImg": "cases/66965e5e78a9b1710bffa838/
routeMap_1721191679986_Image.png",
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"stationName": "Bhayadar",
"routeDistance": "500m",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
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"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
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    "id": "ktfgyu",
    "name": "ktfgyu",
    "image": "cases/66965e5e78a9b1710bffa838/
routeMap_1721191563276_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "dayCount": "23",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Plinth",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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"externalDevelopmentFinalFinishing": {
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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    }
  ],
  "selfieWithSiteVisitImages": [
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mage_20240716_at_185542.jpeg",
      "path": "cases/66965e5e78a9b1710bffa838/externalImg_1721191325524_external
Img_1721136676431_WhatsApp_Image_20240716_at_185542.jpeg",
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}
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}
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    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191301790_external
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    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191301811_external
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    "orientation": "portrait"
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  {
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    "_id": "66974b862eb4bc2cadd5c820",
    "name": "externallmg_1721191301828_externallmg_1721136294560_WhatsApp_I
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    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191301828_external
lmg_1721136294560_WhatsApp_Image_20240716_at_155848_2.jpeg",
    "orientation": "landscape"
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"compositionImages": [
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    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191301815_external
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
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    "_id": "66974b91b3cce62ca0c7a6ce",
    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191325518_external
Img_1721136676429_WhatsApp_Image_20240716_at_185541.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66974b9e18bb612c6bc82473",
    "name": "Living Room",
    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191325535_external
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66965e5e78a9b1710bffa838/externallmg_1721191313101_external
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    "orientation": "portrait"
  }
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  "carpetRateRange": {
    "min": "12525.00",
    "max": "19750.00"
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  "builtUpRateRange": {
    "min": "10442.00",
    "max": "16459.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
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"isEditable": false
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
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"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "564.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66965e5e78a9b1710bffa838",
"ownerName": "Mrs. Anju Manoj Surana",
"ownerPhoneNo": "9820826739",
"appAddress": "FLAT NO 506 5TH FLOOR OSWAL ORNATE BLDG NO 1 CHS LTD
JESAL PARK BHAYNDER EAST THANE 401105",
"remark": "MRS ANJU MANOJ SURANA / MR MANOJ TEJKARAM SURANA",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/06/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "M/s. Raghav Equity Services Private Limited",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
],
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"Transferee": "Mrs. Anju Manoj Surana & Mr. Manoj Tejkaran Surana",
"number": {
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  "label": "Registration No"
},
"Registration_No": "12275/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "814304",
"path": "cases/66965e5e78a9b1710bffa838/
document_1721130399437_1721130286162_Anju_Surana_agreement.pdf",
"fileName":
"document_1721130399437_1721130286162_Anju_Surana_agreement.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MNP/NR/585/2021-2022"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "990071",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Jul 17 2024 11:19:37 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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"nameOfApprovingAuthority": {
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  "label": "Mira Bhayander Municipal Corporation"
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"number": {
  "value": "No",
  "label": "No"
},
"No": "NP / NR / 2148 / 5874 / 96-97"
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66965e5e78a9b1710bffa838/document_1721195605522_CC.pdf",
"id": "406191",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Jul 17 2024 11:23:25 GMT+0530 (India Standard Time)"
}
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"caseNumber": "009951",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "923466",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 16 2024 17:19:50 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Anju Manoj Surana",
    "phone": "9820826739",
    "ownershipShare": "",
    "email": "",
    "id": "550787"
  },
  {
    "name": "Mr. Manoj Tejkaran Surana",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "107795"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "name": "Living Room",
    "length": "9.25",
    "length1": "9",
    "length2": "3",
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    "width1": "18",
    "width2": "1",
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    "images": [],
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    "finalArea": "167.27"
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      "label": "Square Feet"
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    "length1": "3",
    "length2": "3",
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    "width1": "11",
    "width2": "5",
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    "images": [],
    "extraAreas": [],
    "finalArea": "37.10"
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    "measurementType": {
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      "label": "Square Feet"
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    "name": "Kitchen",
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"length": "7.25",
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"width1": "9",
"width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "68.27"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "20.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.31"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "13.46",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.46"
}
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "10.58",
  "width1": "10",
  "width2": "7",
  "totalArea": "112.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.89"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Cupboard",
  "length": "1.58",
  "length1": "1",
  "length2": "7",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "4.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.22"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
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"width1": "14",
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"images": [],
"extraAreas": [],
"finalArea": "140.00"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "squareMeterArea": "52.40",
  "totalAreaDocument": "564",
  "docBultupPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "463972"
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1 Co-op. Hsg. Soc. Ltd., Opp. Jain Temple , Jesal Park, Village - Khari, Taluka - Thane,
District - Thane, Bhayandar (East), PIN - 401 105, State - Maharashtra, India",
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"email": "",
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"ownershipShare": "",
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WC + Cupboard",
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"buildingServicesRate": "2500",
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Name	Length	Width	Total
Composition :			
Living Room	9'3"	18'1"	167.27
Passage	3'3"	11'5"	37.10
Kitchen	7'3"	9'5"	68.27
Bathroom	5'5"	3'9"	20.31
WC	4'9"	2'10"	13.46
Bedroom	10'8"	10'7"	112.89
Cupboard	1'7"	2'8"	4.22
Bedroom	10'00"	14'00"	140.00
Other Composition :			